173.0	0004	0016.B	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,277,000 / 1,277,000
					USE VALUE: 1,277,000 / 1,277,000
					ASSESSED: 1,277,000 / 1,277,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUBINSON ANDY A
Owner 2:	DAVISON ROBERT S
Owner 3:	
Street 1:	7 TANAGER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RUBINSON ANDY A & -
Owner 2:	DAVISON ROBERT S -
Street 1:	7 TANAGER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 17,798 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1902, having primarily Aluminum Exterior and 2250 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	17798.000	609,200		667,800	1,277,000
Total Card	0.409	609,200		667,800	1,277,000
Total Parcel	0.409	609,200		667,800	1,277,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 567.56 | /Parcel: 567.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115253

GIS Ref

GIS Ref

Insp Date 07/15/20

!13445!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 173.0-0004-0016.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	575,100	0	17,798.	667,800	1,242,900	1,242,900	Year End Roll	12/18/2019
2019	101	FV	437,100	0	17,798.	667,800	1,104,900	1,104,900	Year End Roll	1/3/2019
2018	101	FV	444,200	0	17,798.	591,400	1,035,600	1,035,600	Year End Roll	12/20/2017
2017	101	FV	444,200	0	17,798.	496,000	940,200	940,200	Year End Roll	1/3/2017
2016	101	FV	444,200	0	17,798.	496,000	940,200	940,200	Year End	1/4/2016
2015	101	FV	413,700	0	17,798.	429,300	843,000	843,000	Year End Roll	12/11/2014
2014	101	FV	379,100	0	17,798.	415,000	794,100	794,100	Year End Roll	12/16/2013
2013	101	FV	379,100	0	17,798.	394,900	774,000	774,000		12/13/2012

PRINT

Date	Time
12/11/20	03:23:57

LAST REV

Date	Time
07/15/20	08:45:48
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13445

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUBINSON ANDY A	72705-232	1	6/4/2019	Mult Lots	1	No	No		
MILLS RICHARD G	63486-291		4/14/2014	Change>Sale	788,000	No	No		
SHEARD JANE A	34299-20		12/12/2001	Family	455,000	No	No		
	9150-505		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	115253
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2019	1333	Addition	178,718	O				
5/22/2014	536	Renovate	240,000					
6/26/2006	518	Re-Roof	91,454			G7	GR FY07	
6/26/2006	519	Window/S	188,551			G7	GR FY07	STRIP & RESIDE W/C
7/9/1998	449	Manual	3,400					ALUMINUM TRIM

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2020	Measured	DGM	D Mann
6/19/2018	Meas/Inspect	BS	Barbara S
6/19/2014	Info Fm Prmt	PC	PHIL C
12/16/2008	Measured	197	PATRIOT
2/27/2002	MLS	MM	Mary M
12/21/1999	Meas/Inspect	263	PATRIOT
7/13/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17798		Sq. Ft.	Site		0	70.	0.54	8									667,756						667,800	

Total AC/HA: 0.40859 | Total SF/SM: 17798 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 667,756 | Spl Credit | Total: 667,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17031717
Const Adj.:	1.04989493
Adj $ / SQ:	159.732
Other Features:	107290
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638608
Depreciation:	29376
Depreciated Total:	609232

COMMENTS

SHED IN YARD LOT 19B.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 3			Baths: 1			HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

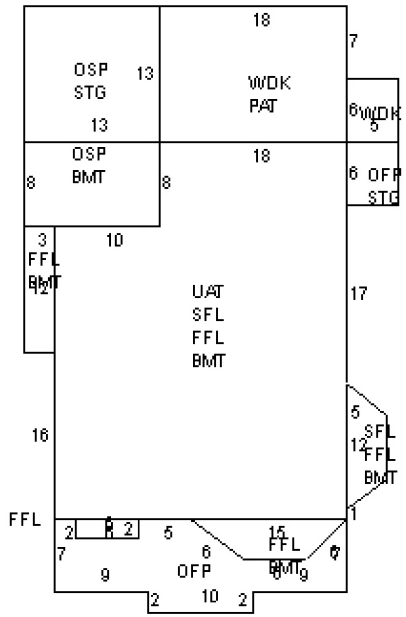
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	193.28
Special Features:	0	Val/Su Net:	133.66
Final Total:	609200	Val/Su SzAd	301.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,146	47.920	54,916
FFL	First Floor	1,054	159.730	168,358
SFL	Second Floor	964	159.730	153,982
OSP	Screen Porch	273	26.040	7,108
WDK	Deck	264	10.280	2,713
PAT	Patio	234	4.040	946
UAT	Upper Attic	232	111.810	25,941
STG	Storage	199	7.350	1,464
	Net Sketched Area:	4,558	Total:	420,486
Size Ad	2018	Gross Are	5254	FinArea 2250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

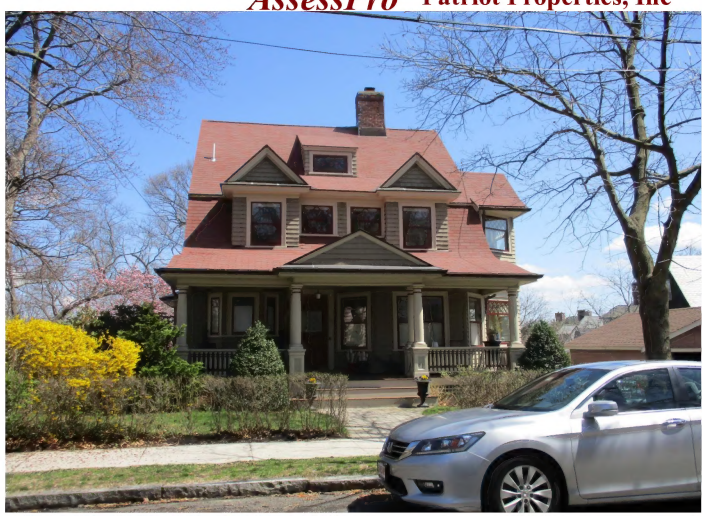
SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0004-0016.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X14	A	AV	2006	0.00	T	10.4	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc